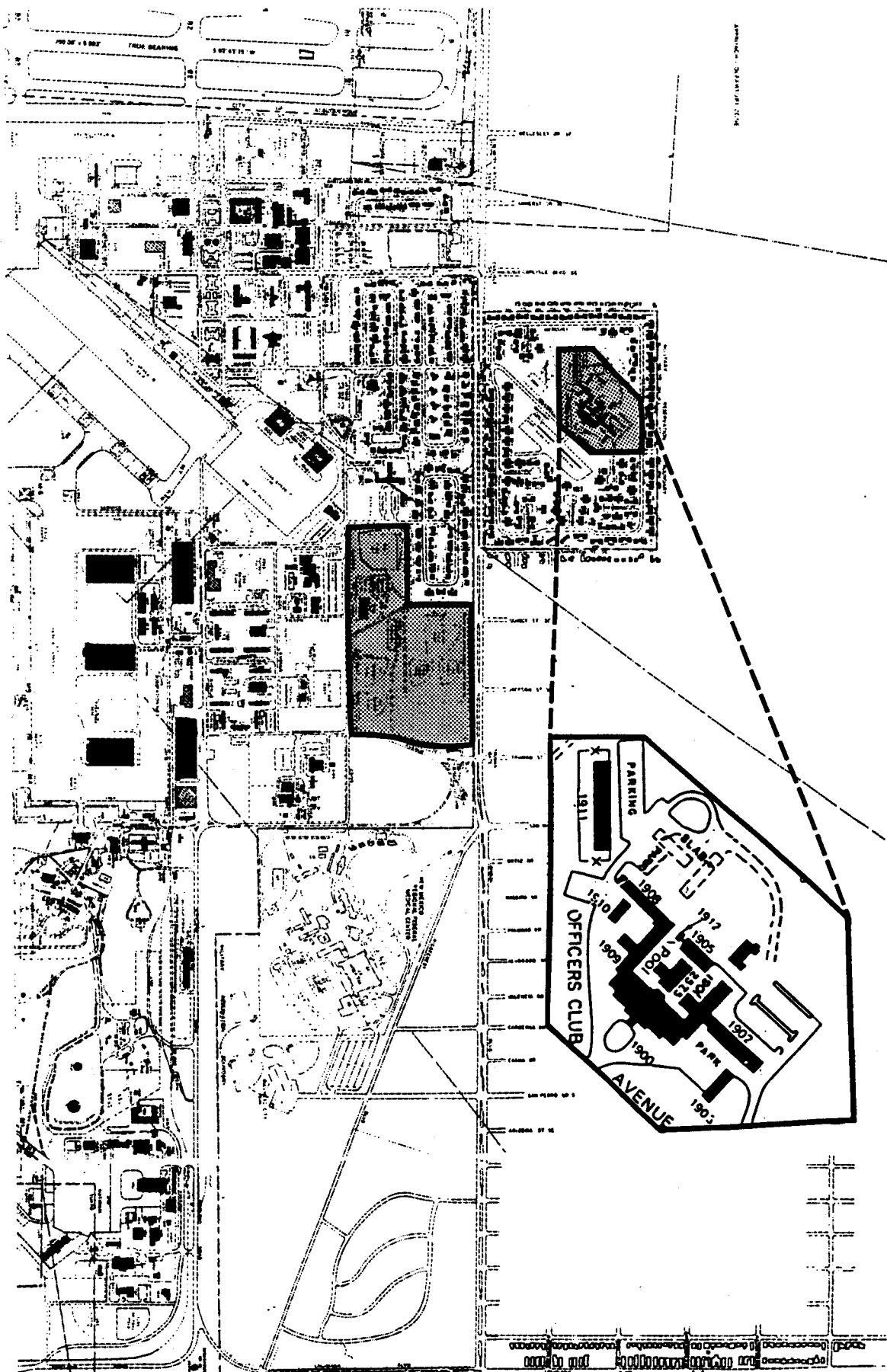


4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.1 MWR (WEST) - AREA #3W



4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.1 MWR (WEST) - AREA #3W

BLDGs. 1900-1910 - OFFICER'S CLUB COMPLEX BLDG. 1911 - FLIGHT CREW QUARTERS

The original complex of Bldgs. 1900-1910 are designed in the Spanish-Colonial style with territorial architectural influences. They are characterized by a red tile roof, wrought iron details, double-hung windows with shutters, and stucco walls.

CONCERNS (Bldg. 1900 - Officers' Club complex)

- The buildings need maintenance.
- Some buildings have incompatible improvements.
- The fencing is not compatible with architecture.

RECOMMENDATIONS

- Repair and maintain roofs, walls and windows in accordance with standards set by the Department of the Interior for Historic Buildings.
- Demolish Bldg. 1903 & 1910.
- Replace fence with stucco and tile to match the building.

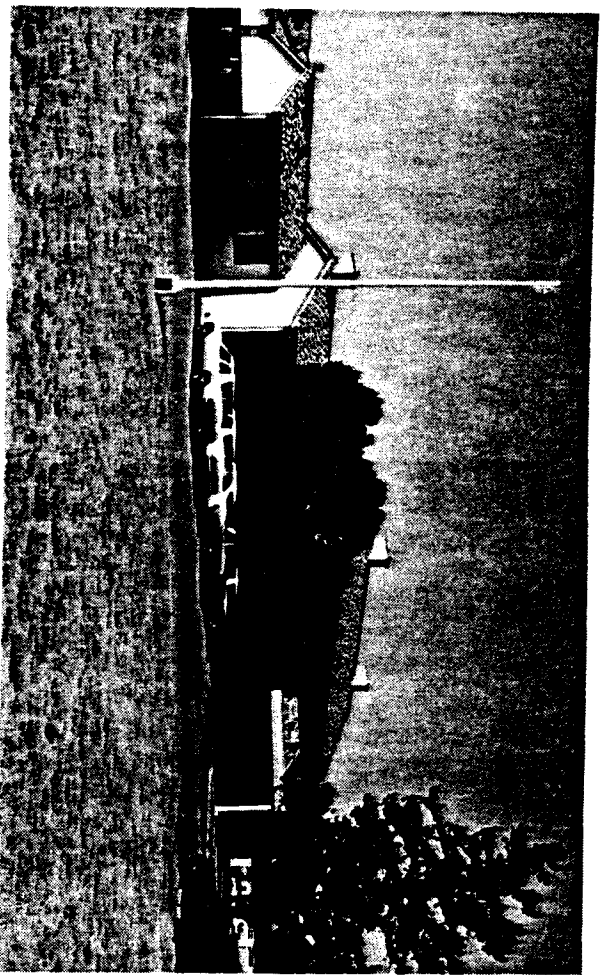
CONCERNS (Bldg. 1911)

- The contemporary design of this building is not compatible with the Officers' Club.
- Colors of this building are not compatible with the area.

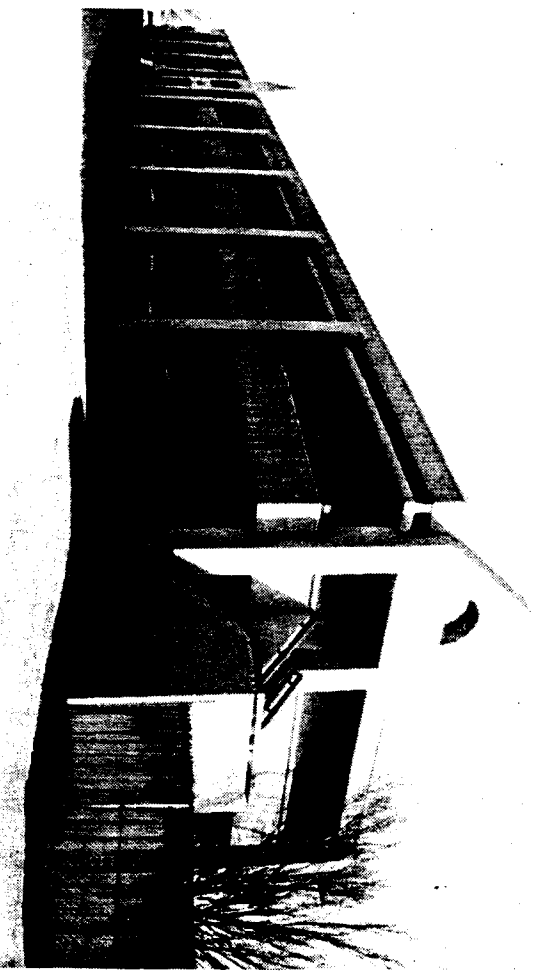
- Fencing is unattractive.
- Vehicular access is limited.

RECOMMENDATIONS (Bldg. 1911)

- Visually separate building from the Officers' Club with dense landscaping, trees and its own driveway.
- Change color to match the Officers' Club.
- Replace fencing with stucco wall.
- Provide independent drive from Maxwell Avenue.



View of Bldg. 1900 entrance looking north



Bldg. 1911, illustrating non-compatibility with Bldg. 1900

4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.1 MWIR (WEST) - AREA #3W

BLDG. 585 - GYMNASIUM & RECREATION AREA

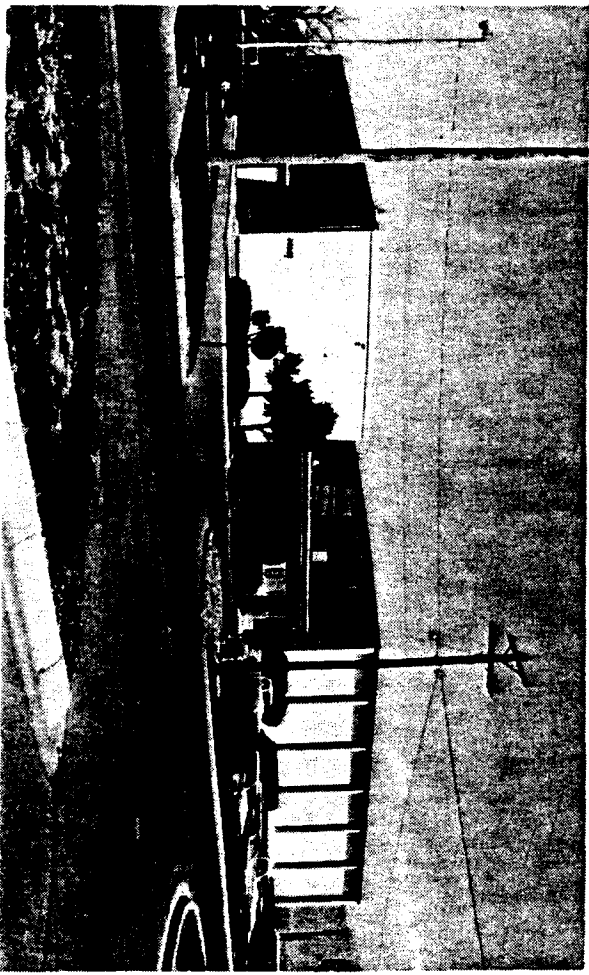
The Gymnasium, located north of Aberdeen Drive, is centered among outdoor recreation to include softball and baseball fields, and tennis courts. The small out buildings that support these amenities are complementary in color to the gym building.

CONCERNS

- *Mechanical equipment locted on roof above entrance lobby is very unattractive.*
- *Wall surface treatment and fascia designs lack unity.*
- *Building has a flat roof.*
- *Perimeter of recreation site lacks trees and landscape development to promote a recreational image.*
- *Parking along Aberdeen Drive is not screened from view.*

RECOMMENDATIONS

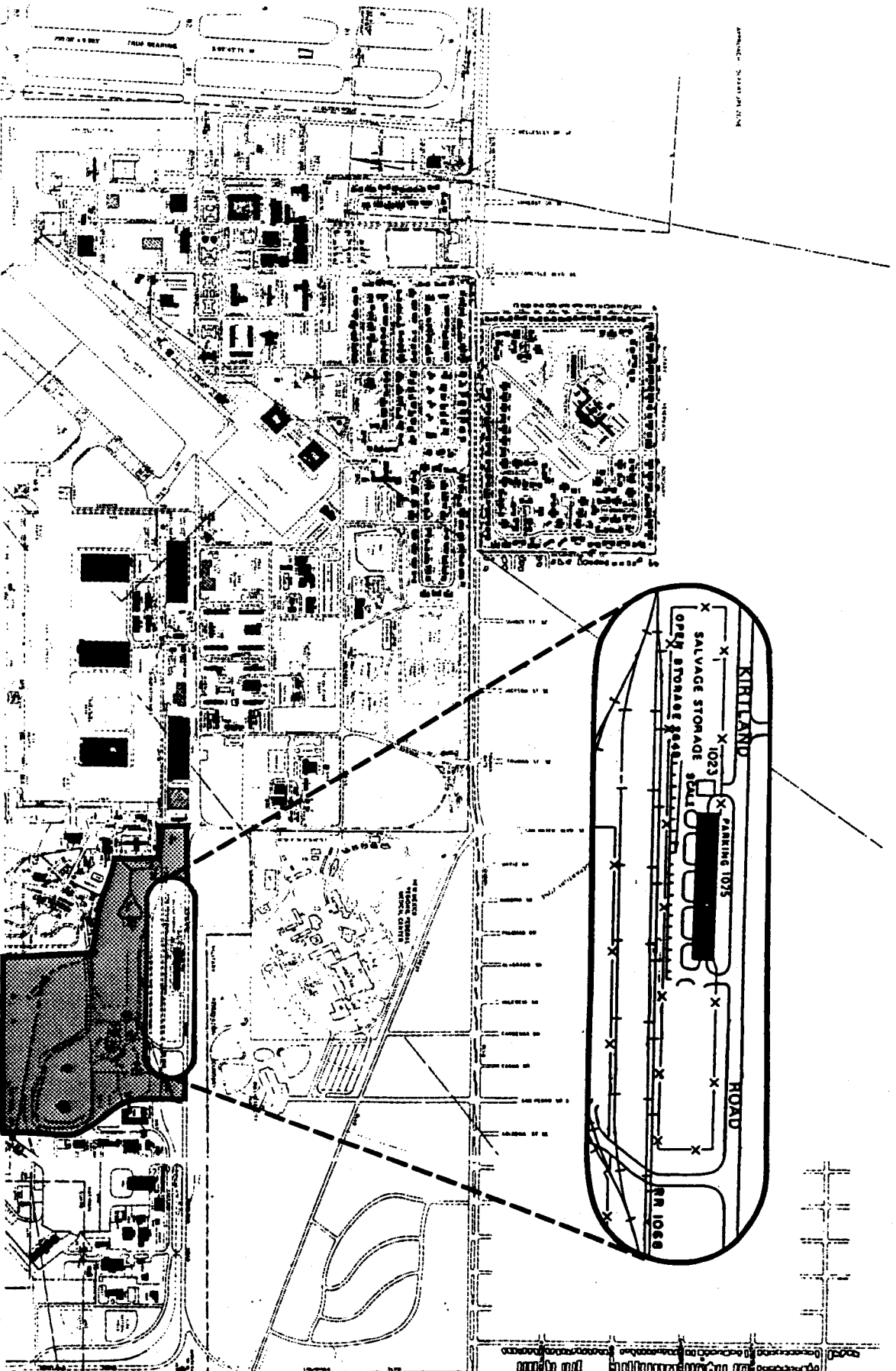
- *Construct a raised parapet around the perimeter to unify facade and provide architectural interest.*
- *Screen mechanical equipment with parapet.*
- *Provide low slope roof behind parapet.*
- *Provide landscape perimeter and beams to screen parking and promote recreation environment.*



Bldg. 585 - Gymnasium

4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.2 INDUSTRIAL (WEST) - AREA #5W



4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.2 INDUSTRIAL (WEST) - AREA #5W

BLDGs. 1025 & 1032, DRMO and YARD

The DRMO complex consists of just two

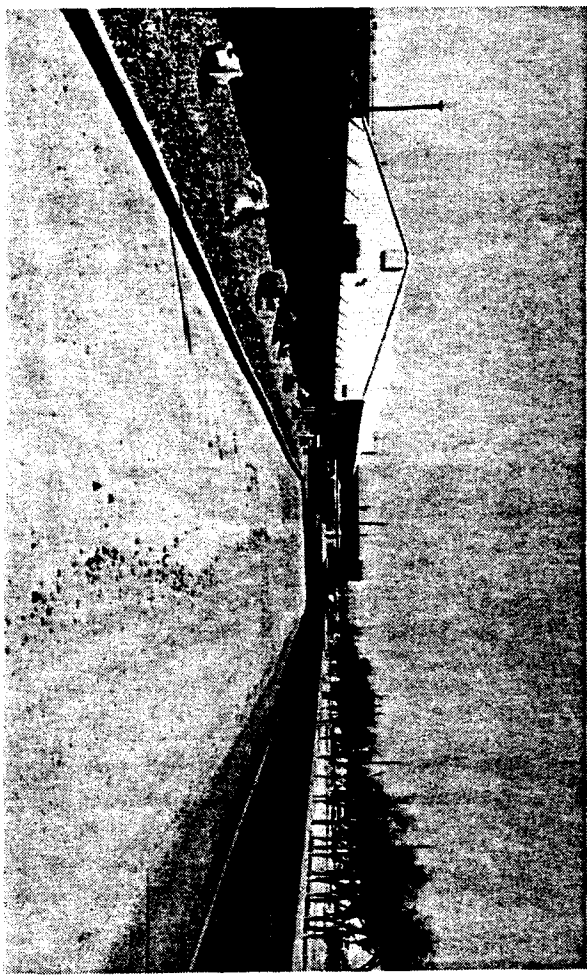
buildings visible from Kirtland Road. Bldg. 1032 is a relatively new structure constructed of dark brown split rib CMU with a blue accent band and bronze metal roof. Bldg. 1025 is a light-colored pre-engineered metal building. The compound is enclosed with a wood-slat chain link fence.

CONCERNS

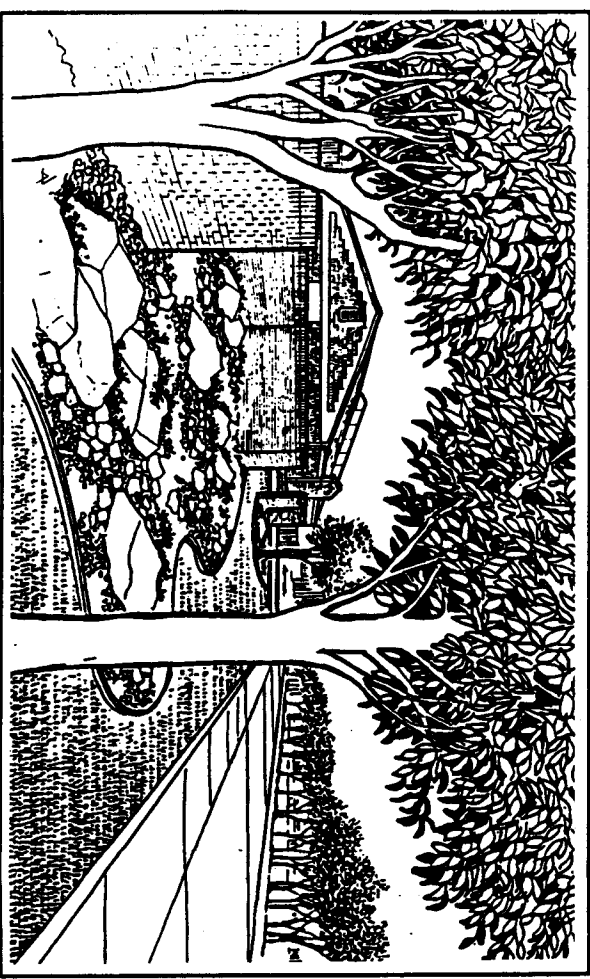
- *Bldg. 1025 is not compatible with Bldg. 1032.*
- *Chain link fence is unattractive and does not effectively screen clutter.*
- *The land between the fence and Kirtland Road lacks a landscaped buffer.*
- *Right angle parking off Kirtland Road presents a potential hazard.*
- *Site use is visually incompatible with adjacent flight line use and restricts potential expansion of flight operations.*

RECOMMENDATIONS

- *Remove chain link fence and install a solid screen wall using split rib CMU screen wall, color to match Bldg. 1032.*
- *Re clad the north side of Bldg. 1025 with a split-rib CMU. Paint the other three sides brown and paint the blue accent bands to match Bldg. 1032.*
- *Landscape between fence and Kirtland Road with a curvilinear design to introduce rhythm.*
- *Relocate this area to allow for future expansion of flight operations.*
- *Eliminate 90 degree parking from Kirtland Road and construct a parking lot.*



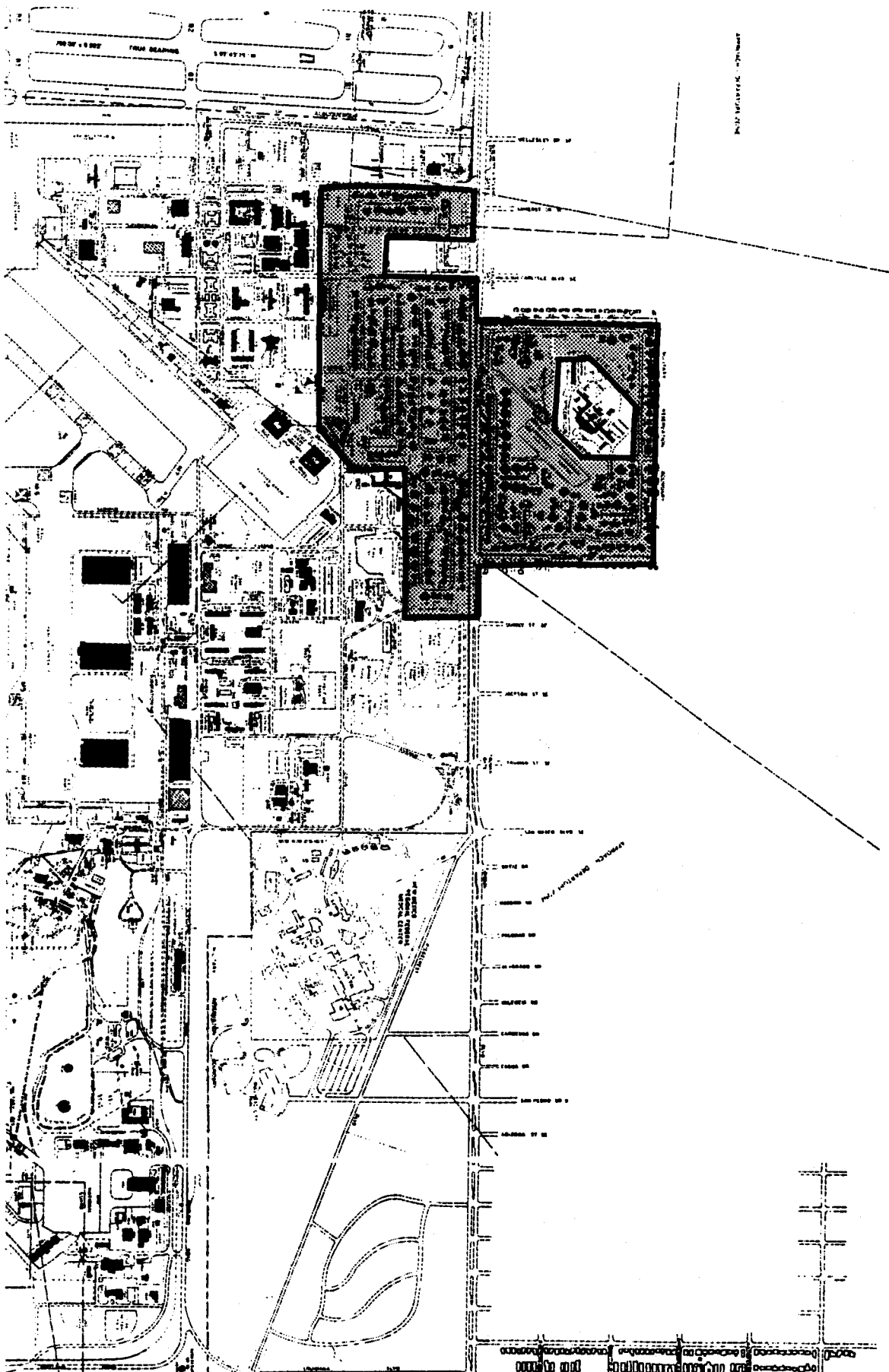
View of Kirtland Road looking west



Sketch of suggested improvements to this area

4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.3 MIFH (WEST) - AREA #6W



4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.3 MFH (WEST) - AREA #6W

MFH NORTH AND SOUTH OF GIBSON

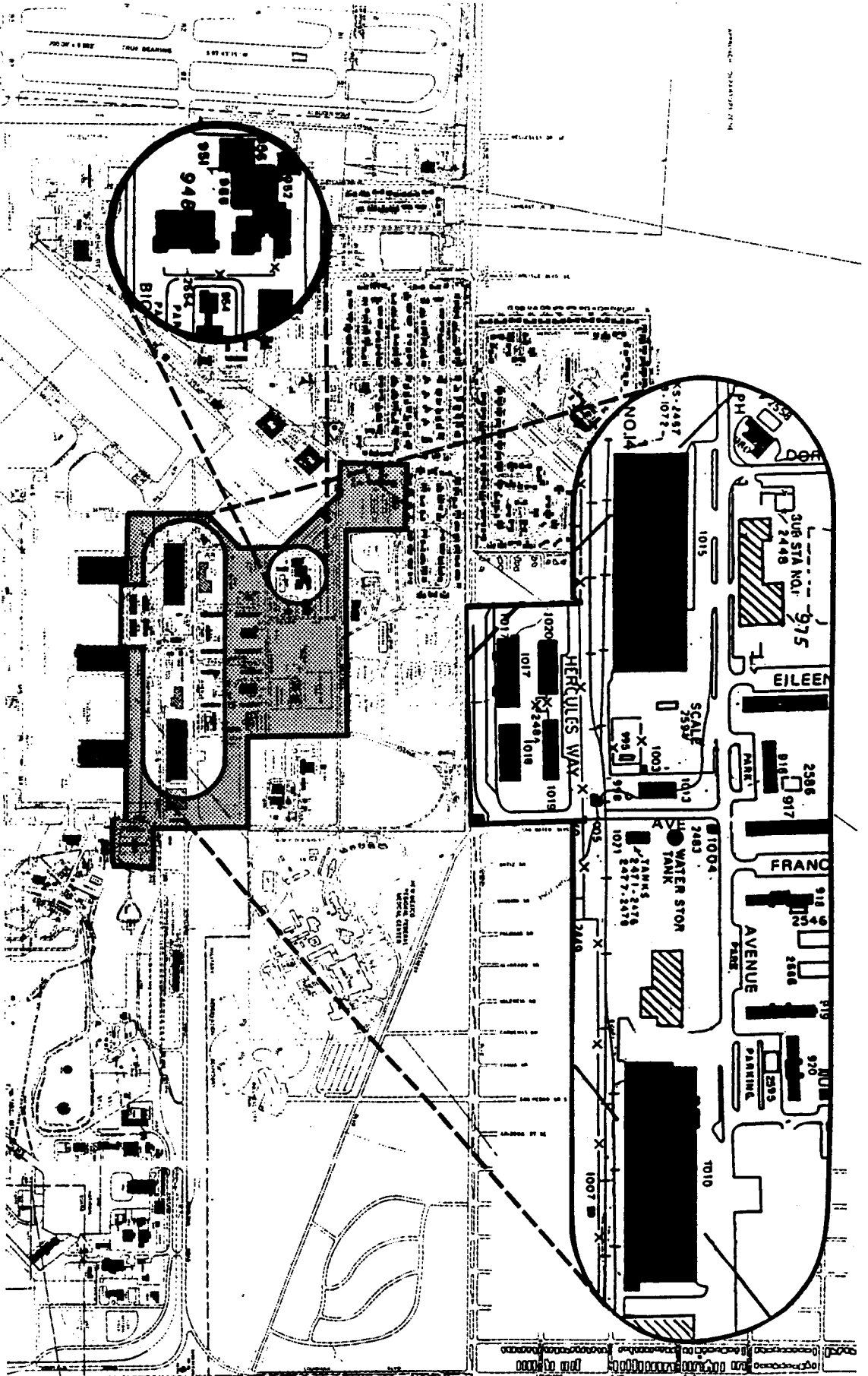
Both of these areas contain several unit types with a variety of exterior finishes and color schemes. An extensive analysis titled "Housing Community Plan" has been prepared for the base to define extensive improvements to meet the whole house requirements. Please refer to that document for architectural compatibility guidelines.



Typical MFH north of Gibson

4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.4 542 OPG AND LG CAMPUS - AREA #9



4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.4 542 OPG AND LG CAMPUS - AREA #9

The campus contains buildings that vary in occupancy, use, construction materials, massing and scale. The campus is further divided by several minor roads and one major road, Randolph Avenue. As a result the campus lacks unity in its architecture and planning. The evaluation for this area sets forth recommendations for improvements in site development and buildings.

CAMPUS CONCERNS

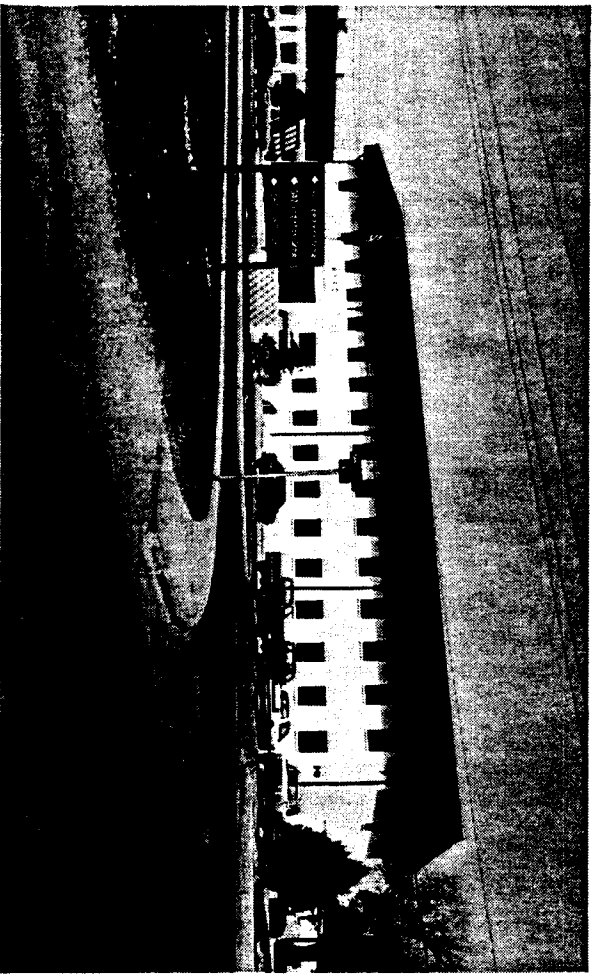
- *Boundaries of campus are weakly defined; it lacks a central focal point or plaza, as well.*
- *The campus lacks organized pedestrian circulation.*
- *Landscaping, lighting fixtures, pavilions, furniture, and signage in unified themes are lacking.*
- *Buildings lack unity in architectural themes including form, details, materials and colors.*
- *Pedestrian crossings are lacking at streets and parking lots.*

CAMPUS RECOMMENDATIONS

- *Define boundary edges with low landscaped walls at corners of campus.*
- *Construct portal pedestrian entrance between Bldg. 916 and 917 as shown in sketch.*
- *Provide common species ornamental trees at walkways and shade trees along street lines.*
- *Provide appropriately scaled lighting fixtures along walkways, streets, parking lots, and plazas.*
- *Develop common architectural themes as defined for each building arrangement in this section.*



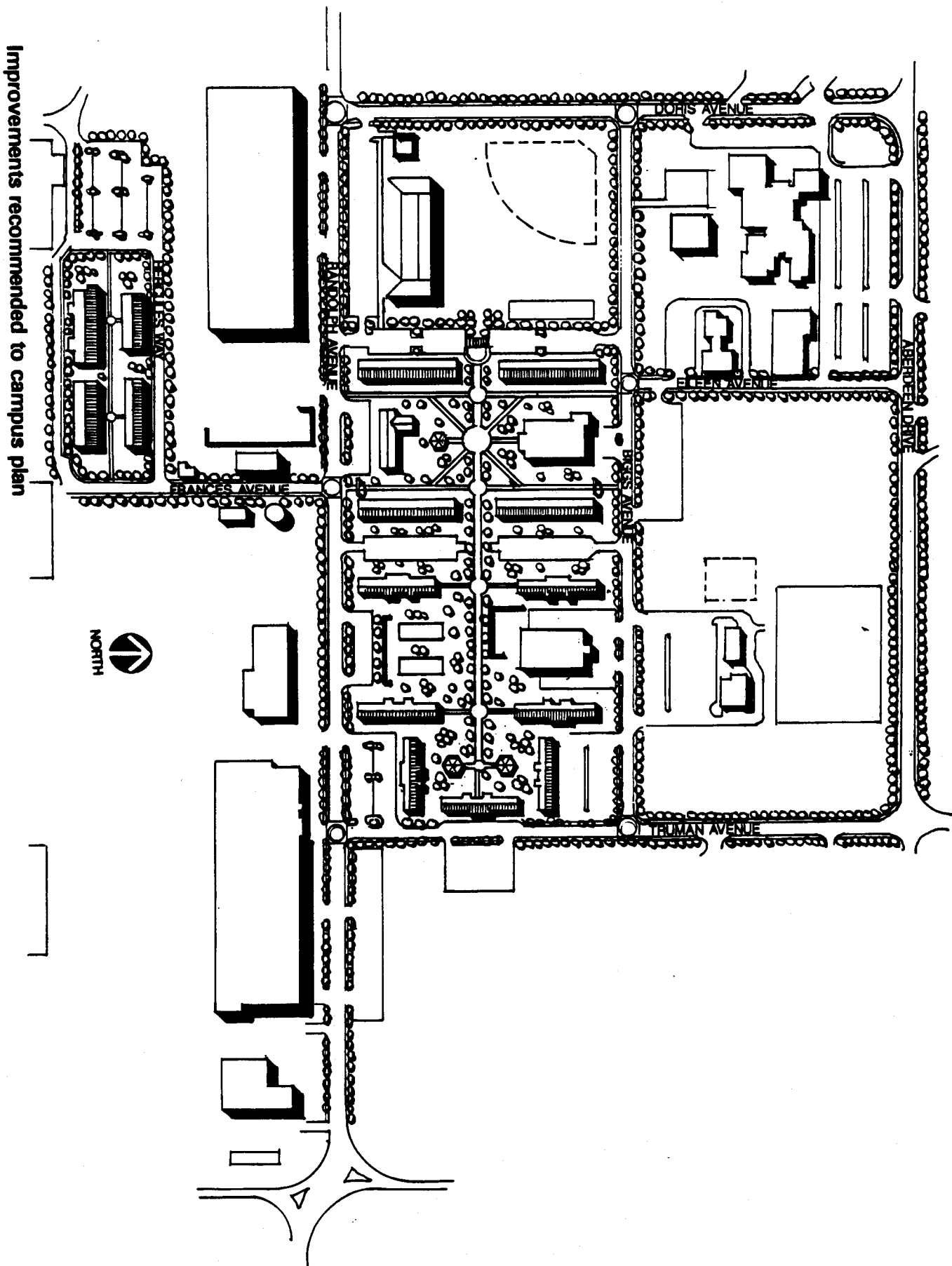
Bldg. 975-Field Training Facility, establishes basis of compatibility



Bldg. 916, bronze metal roof sets design theme for this area

4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.4 542 OPG AND LG CAMPUS - AREA #9



Improvements recommended to campus plan

4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.4 542 OPG AND LG CAMPUS - AREA #9

BLDGs. 1017-1020 - 542ND SQUADRON

OPERATIONS

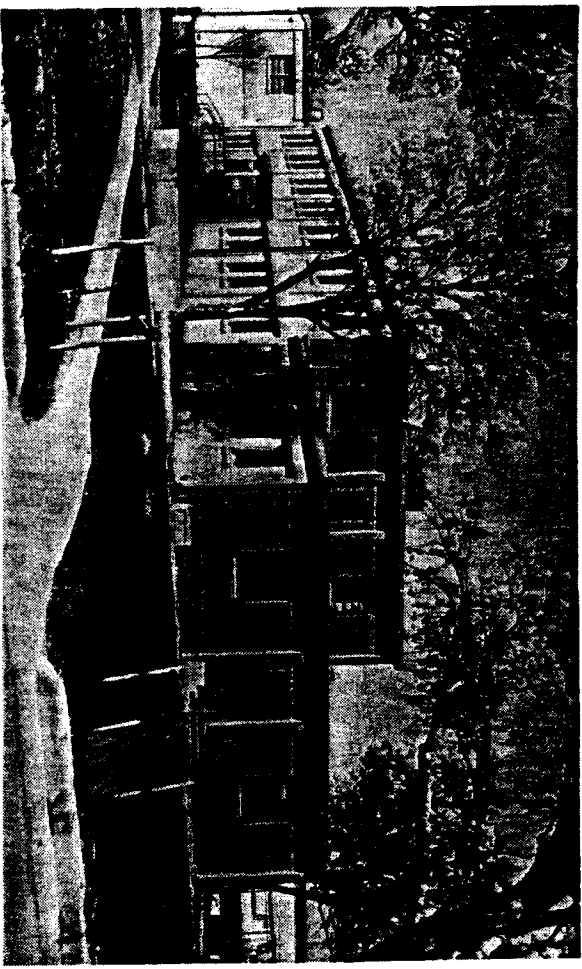
This group of four buildings, located south of Randolph Avenue, is clustered around a central pedestrian walkway and serves as a mini-campus to the overall 542nd OPG and LG Campus. The buildings share common architectural features as shown in the photo at upper right.

CONCERNS

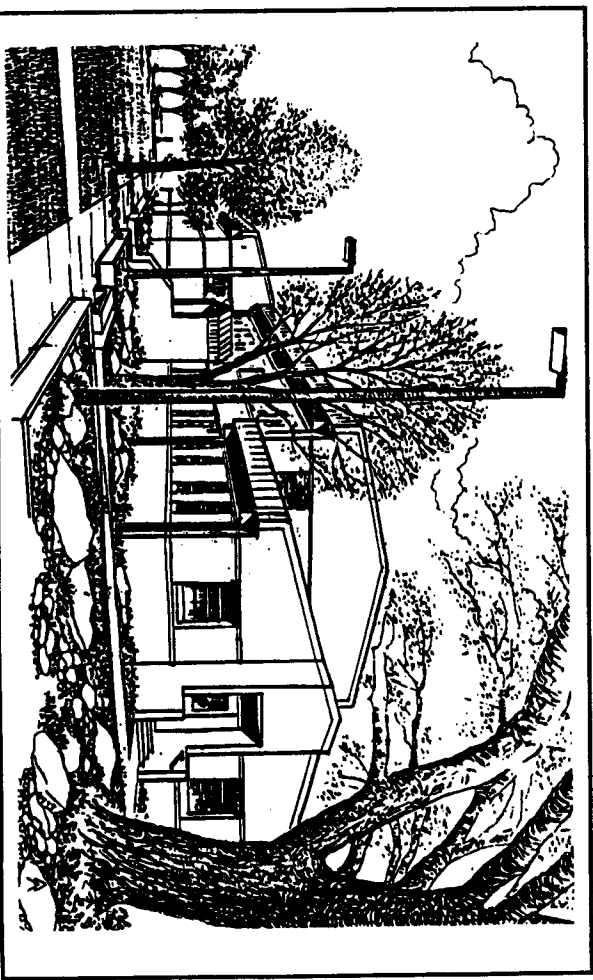
- *Buildings are remotely located and lack architectural identity to the central campus complex.*
- *Buildings have flat roofs with unattractive rooftop mechanical equipment.*
- *Grade-mounted equipment along Hercules Way creates visual clutter.*
- *Signage is not unified and not in compliance with Air Force standards.*

RECOMMENDATIONS

- *Remodel buildings to unify with architectural campus theme as shown in sketch.*
- *Locate mechanical equipment on grade and screen with stucco screen walls to conceal from view.*
- *Remove signage and replace with one entrance sign and individual signs per building.*



Bldg. 1019 viewed looking west



Perspective sketch of improvements to Bldg. 1019

4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.4 542 OPG AND LG CAMPUS - AREA #9

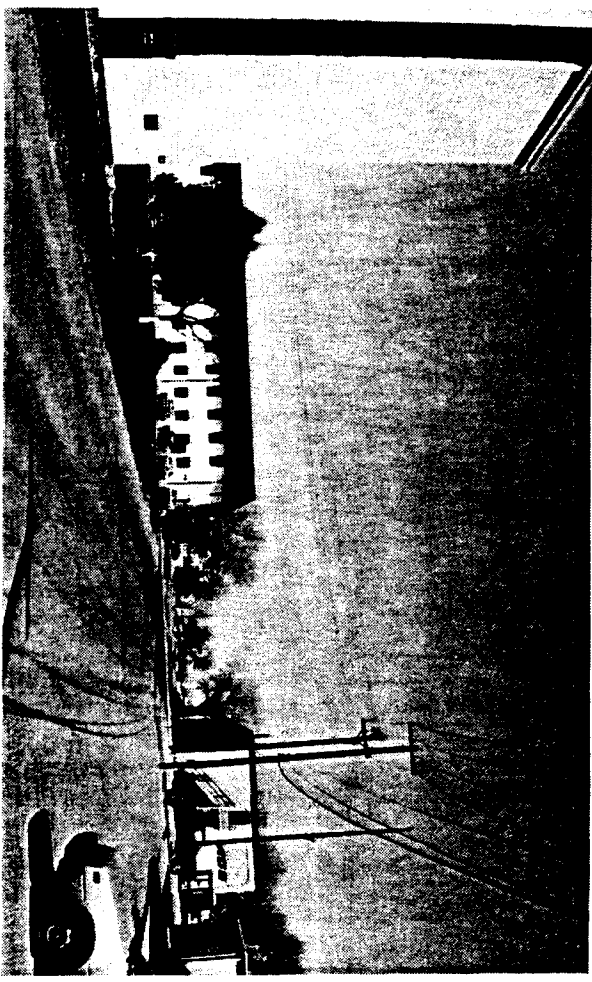
Frances Avenue serves as the main access to the southern area of the campus that houses the 542nd Squadron Operations complex. As shown in the photo at right, Frances Avenue has an undeveloped image and lacks the features necessary to link the two campus elements.

CONCERNS

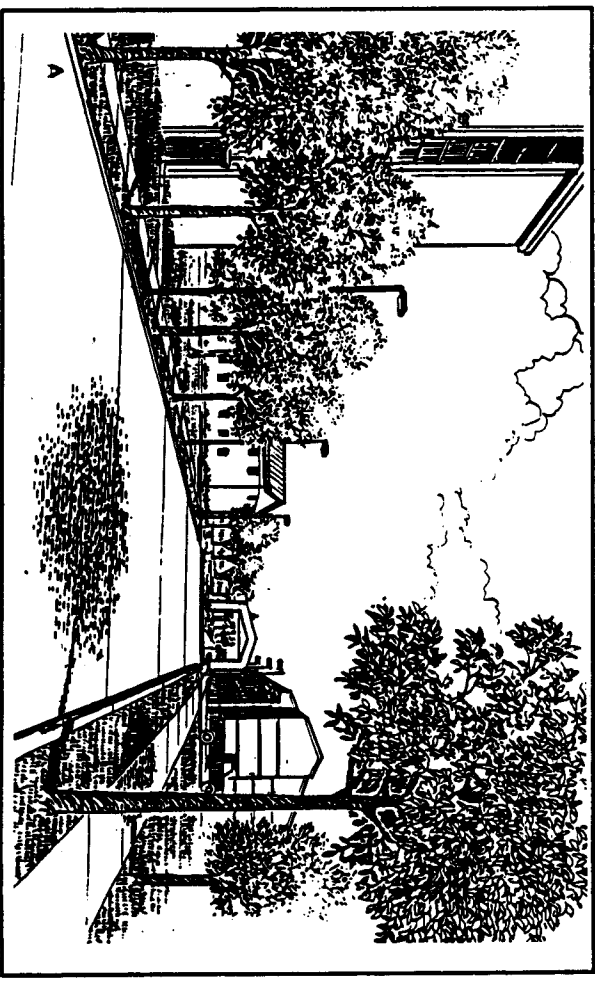
- *Sidewalks are lacking to join campus areas for pedestrian movement.*
- *Elements of unity such as landscaping and street and pedestrian lighting are lacking.*
- *Several small buildings and water storage tank on east side of the road are unattractive.*
- *Parking on the east side of the street interferes with pedestrian walks.*

RECOMMENDATIONS

- *Improve street and walkways with unified design to match the campus; i.e., landscaping, paving, lighting and signage.*
- *Remove parking on east side and install walkway.*



Frances Avenue viewed north from Intersection of Hercules Way



Sketch of street line improvements to unify campus

4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.4 542 OPG AND LG CAMPUUS - AREA #9

BLDG. 917 - DORMITORY

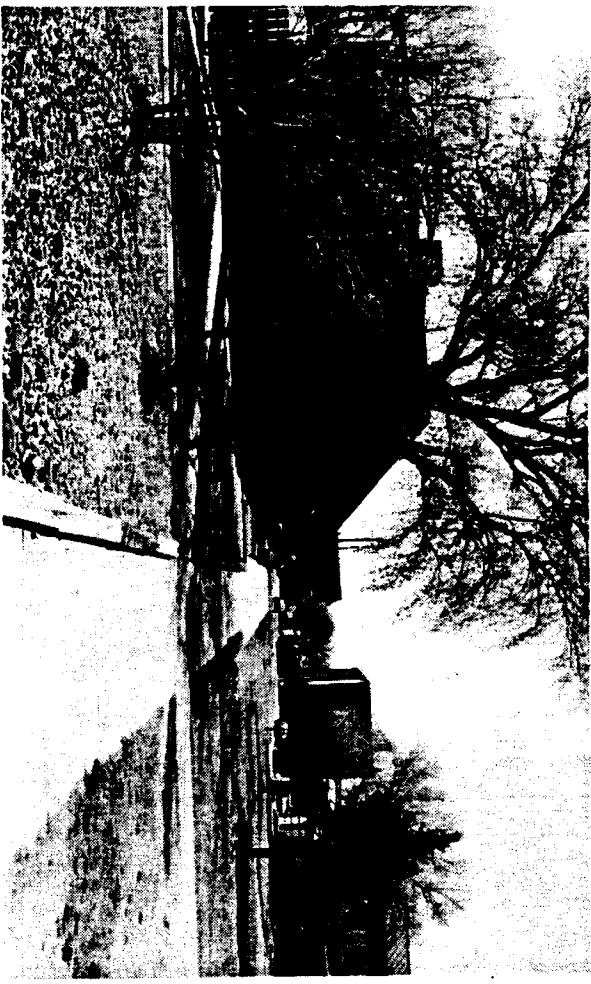
This building is representative of the 11 dorm buildings in the central campus area. Bldg. 916, located to the immediate west, serves as a basis of compatibility for roof design of the dorm buildings.

CONCERNS

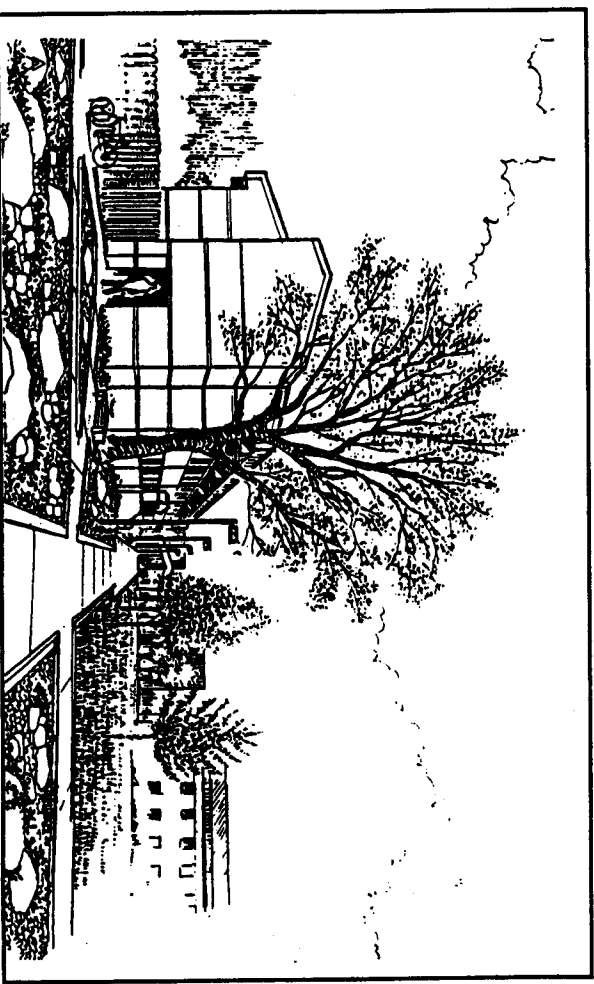
- *Exposed rooftop mechanical equipment is unattractive.*
- *Flat roofs are not preferred under AMC standards.*
- *Exposed metal stairs at ends of buildings present an industrial image.*
- *Buildings lack entrance identity.*
- *Pavilions are not architecturally compatible.*
- *Walkways lack unifying trees and lighting fixture styles.*
- *Dumpsters are not screened.*
- *Motorcycle covered parking is not architecturally compatible.*
- *Railroad ties are inappropriate.*

RECOMMENDATIONS

- *Add pitched bronze standing seam metal roof.*
- *Relocate mechanical equipment to grade and screen from view.*
- *Enclose metal stairs and form vestibule entrance on first floor.*
- *Remove pavilions and replace with new ones with gabled, bronze standing seam roofs.*
- *Screen patio areas, dumpsters, grade-mounted equipment, and motorcycle enclosure with split-face CMU.*
- *Unify walkways with ornamental trees, lighting, benches, trash containers, signage with compatible designs.*
- *Eliminate railroad ties wherever possible.*



View of Bldg. 917 looking south toward Randolph Avenue



Perspective sketch of improvements to Bldg. 917 and site

4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.4 542 OPG AND LG CAMPUS - AREA #9

BLDG. 1010 - WAREHOUSE/BASE SUPPLY

CONCERNS

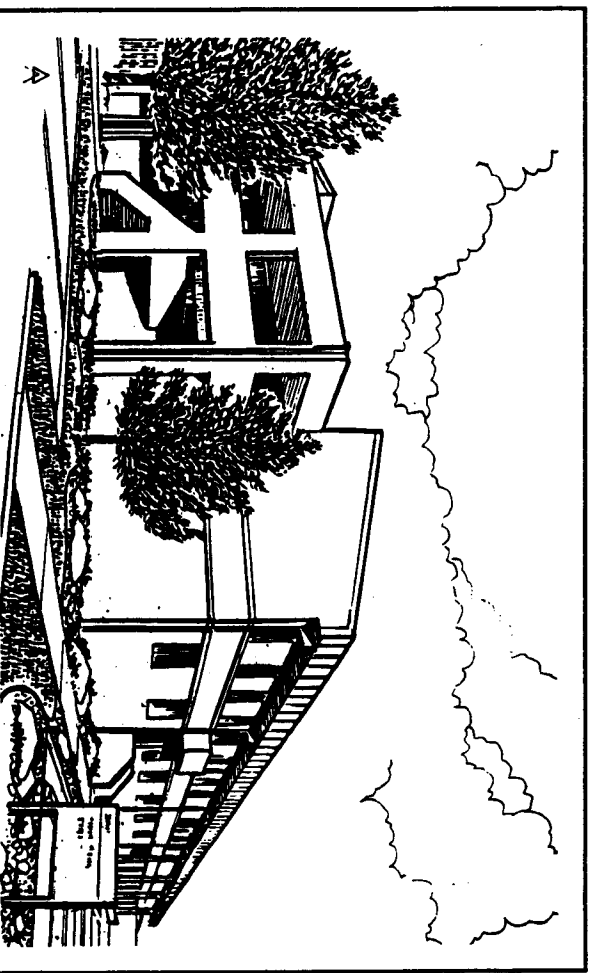
- The building's imposing size, industrial image and limited setback from Randolph Avenue overpowers the smaller, human scaled building of the campus.
- Building materials and lack of style is incompatible with campus image.
- The expanse of asphalt paving from the building face to street edge promotes an industrial image.
- Exposed metal stairs also promotes an industrial appearance.
- Pedestrian entrances lack definition.

RECOMMENDATIONS

- Break up facade into smaller grouped elements to create human scale and reduce apparent length.
- Install bronze standing seam metal roof (partial shed roof) compatible with Bldg. 975.
- Add horizontal spandrels with raked finish to match dorms.
- Enclose metal stairs and screen dumpster.
- Reduce asphalt paving by adding foundation planting strip and curb line tree planting island. Also provide landscaped islands every 8 to 10 parking stalls.



Northeast corner of Bldg. 1010, looking west



Perspective sketch of improvements to Bldg. 1010 and site

4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.4 542 OPG AND LG CAMPIUS - AREA #9

BLDG. 1015 - WAREHOUSE

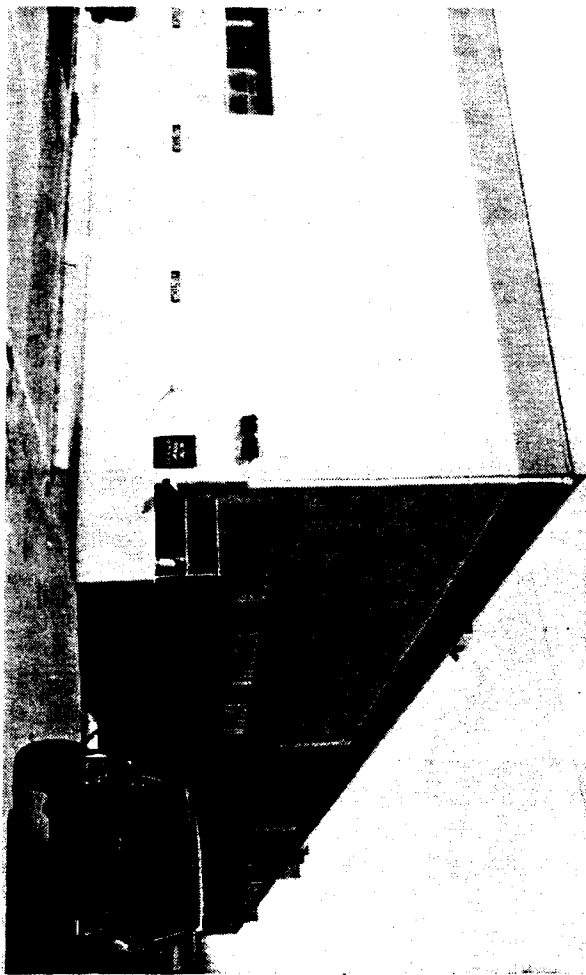
This building is similar to Bldg. 1010 in its size, appearance and materials used.

CONCERNS

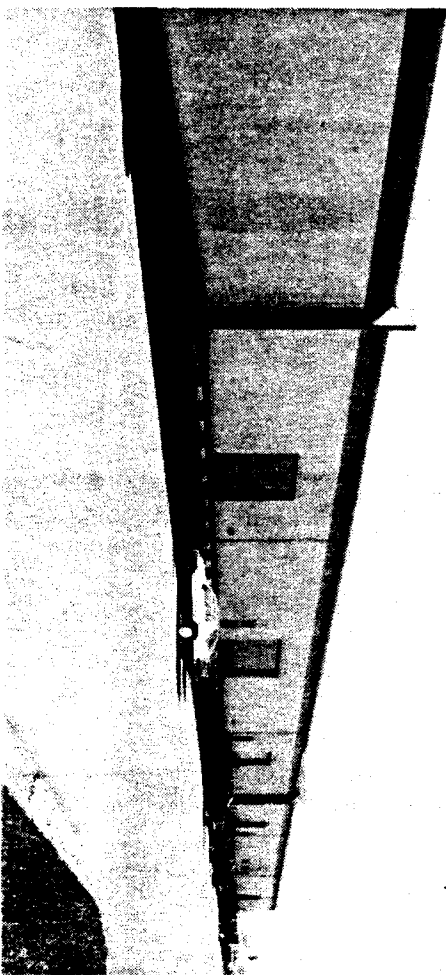
- Building materials and lack of style are incompatible with campus image – particularly the Field Training Facility (Bldg. 975) directly north of this building.
- The type of windows and quantity of overhead doors facing Randolph Avenue contribute to the industrial appearance of this building.
- The expanse of asphalt paving, loading dock, and excessively wide driveway add to the industrial image.

RECOMMENDATIONS

- Replace windows with anodized aluminum windows.
- Construct a canopy with bronze clad fascia at the overhead doors and paint the doors the same as the wall color.
- Decrease width of entrance drive.
- Construct low wall at street edge of parking lot with split face CMU with landscape berm to match Bldg. 975.
- Add street trees along Randolph Avenue to unify campus boundary and to reduce visibility of this building.
- Add campus style lighting fixtures to reduce industrial image.



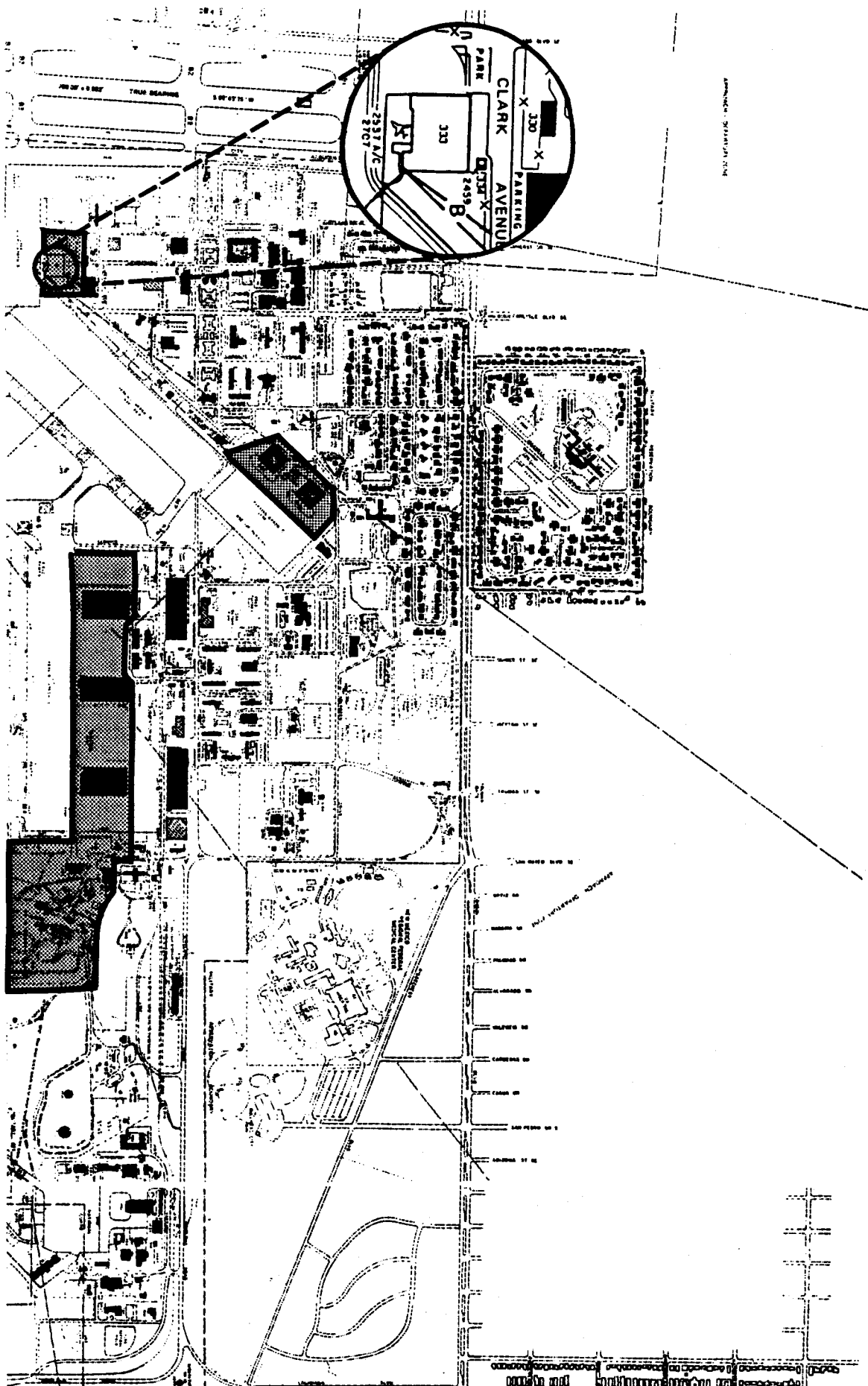
Northeast corner of Bldg. 1015



West portion of Bldg. 1015, viewed from Randolph Avenue

4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.5 AIRCRAFT OPERATIONS/MAINT. - AREA #10



4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.5 AIRCRAFT OPERATIONS/MAINT. - AREA #10

BLDG. 333 - BASE OPERATIONS

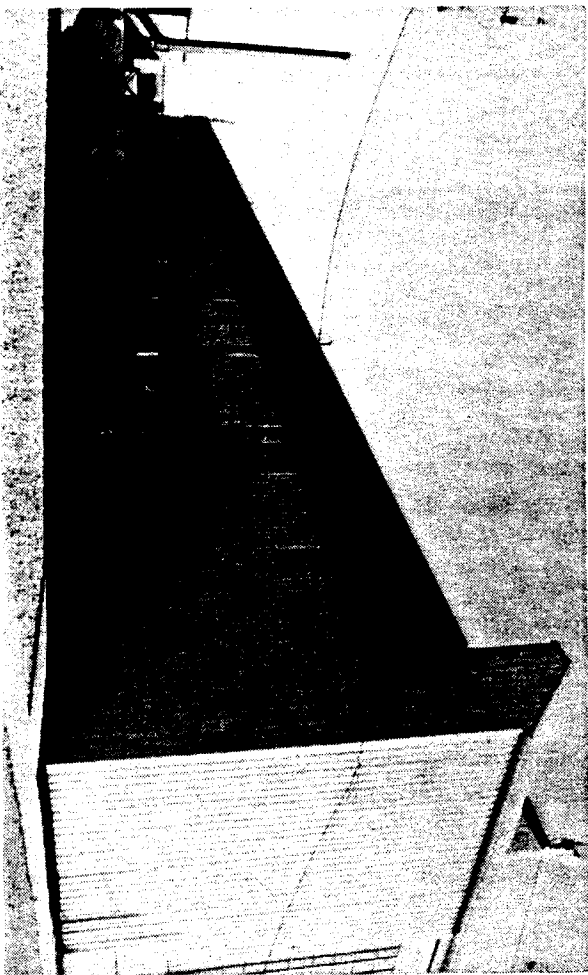
The flight line side (south) of this building has recently been remodeled and presents an acceptable image. The passenger arrival side of the building, accessible from Clark Avenue, looks typically like the back side of a hangar; it is not very inviting.

CONCERNS

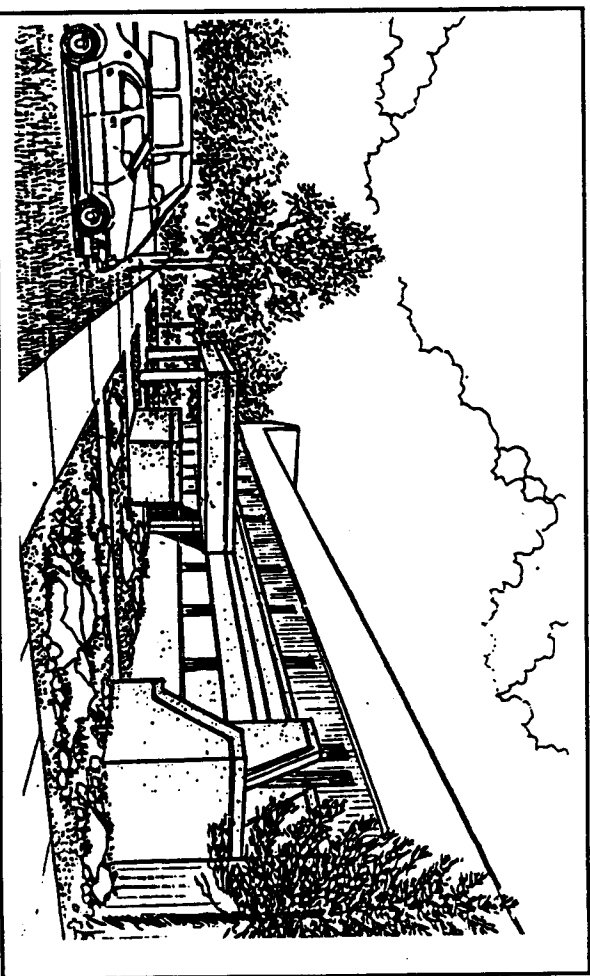
- *View of terminal and main pedestrian door is obscured from view by a small building (#334), breaching stack and parked cars.*
- *Pedestrian entrance lacks definition and competes with door to snack bar.*
- *Grade mounted electrical transformer lacks screening.*
- *Area between building and parking is stark and unattractive.*
- *Open metal stair presents an industrial image.*
- *Size of vestibule is inadequate.*

RECOMMENDATIONS

- *Remove Bldg. 334*
- *Construct a projecting vestibule and link to snack bar. Also, extend canopy to curb edge.*
- *Reconstruct metal stair to a turnback style stair and enclose with stucco.*
- *Add standard signage visible from intersection at Carlsle and Clark Avenues.*
- *Add landscape xeriscape plantings between the building and parking lot sidewalk.*



Bldg. 333, looking southeast from Clark Avenue



Sketch of recommended improvements to Bldg. 333

4.3.5 AIRCRAFT OPERATIONS/MAINT. - AREA #10

BLDG. 1000 - 1002. HANGARS

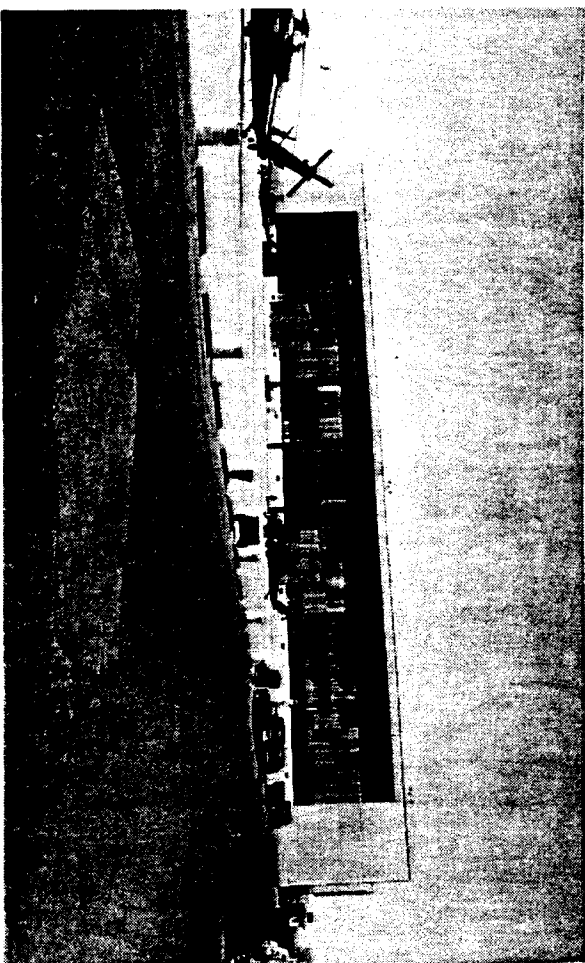
These three hangars are situated on the edge of the flight line adjacent to Parking Apron E. The buildings convey an unmaintained, unattractive image when viewed from the surrounding areas of the base. This unmaintained image results partly because the buildings are clad with asbestos siding.

CONCERNS

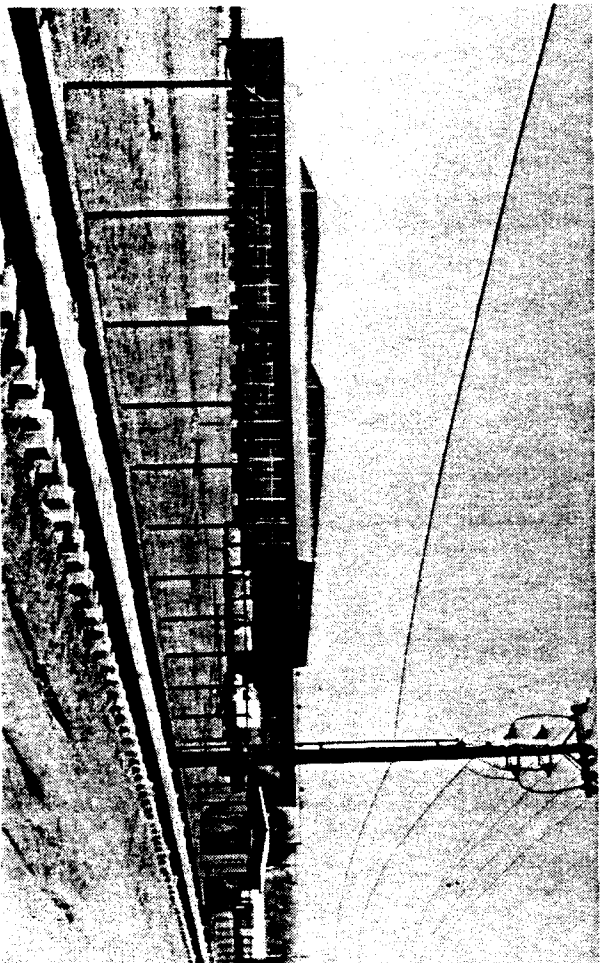
- *Building walls are a dirty grey color and present an unmaintained image.*
- *Hangar doors, composed of glass and galvanized sheet metal, are not maintained.*

RECOMMENDATIONS

- *Paint building walls that are not asbestos-clad.*
- *Clad over asbestos containing material with EIFS or remove asbestos and re-clad with corrugated galvanized iron siding to match adjacent hangars and paint.*
- *Paint window frames and metal siding in the hangar doors a darker contrasting color to siding.*



View of Hangar 1000 looking west



View of Hangar 1001 looking west

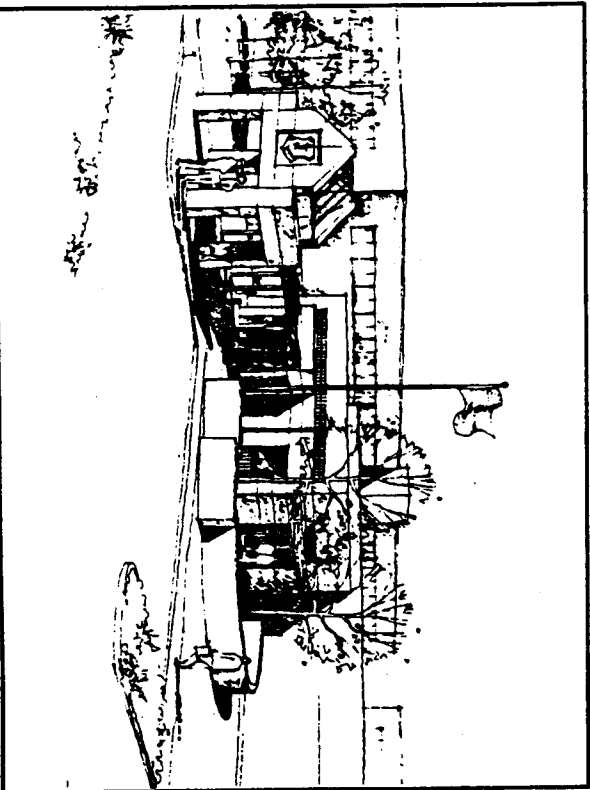
4.3.6 PHILLIPS LABORATORY - AREA #11



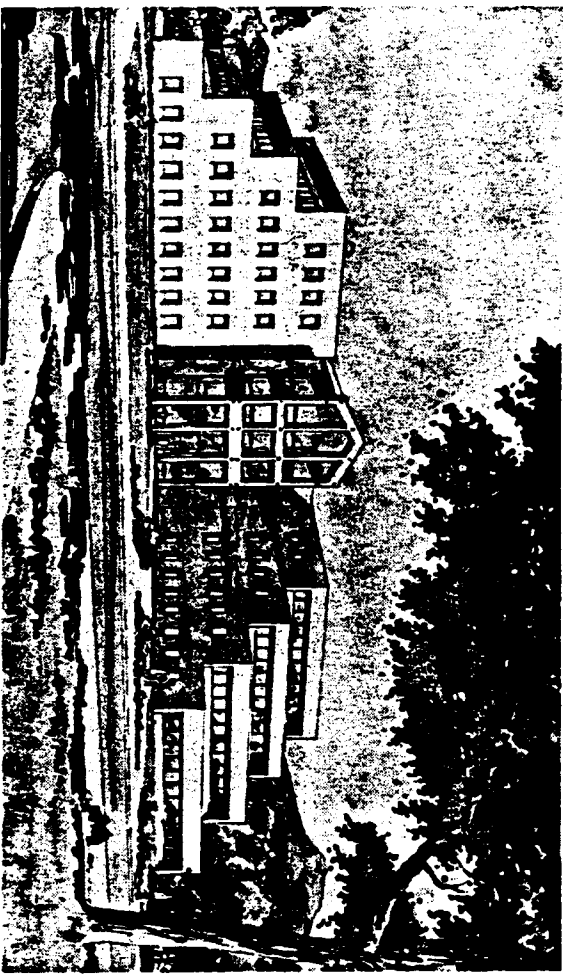
4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.6 PHILLIPS LABORATORY - AREA #11

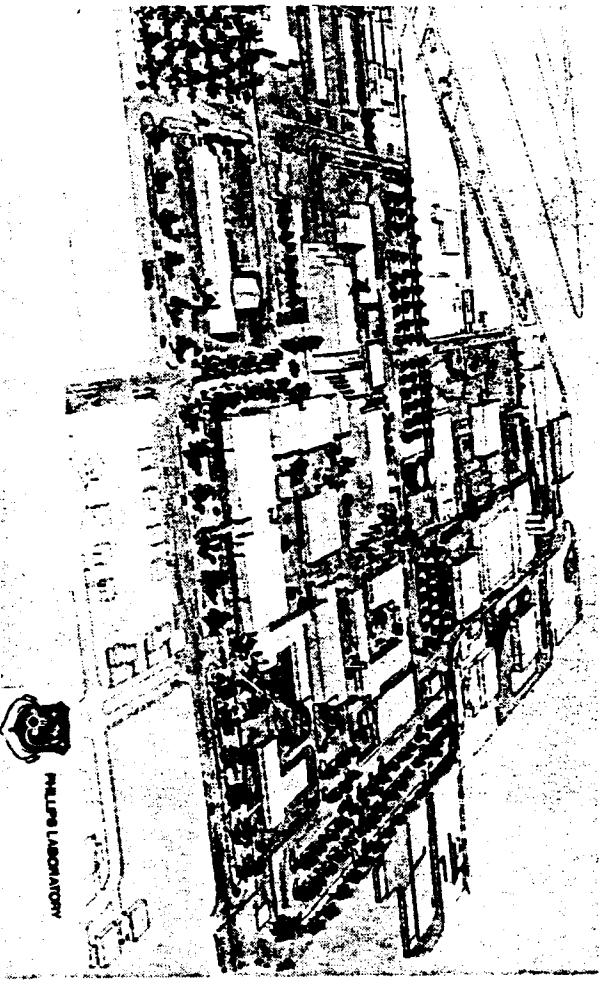
This area contains a variety of building types including offices, research labs, dormitories and one high bay structure. Although the architecture and color pallet tie the complex together it lacks a central focal point to visually organize the complex. The drawings at right illustrate future development plans to architecturally centralize the complex while improving internal functional relationships. The improvements call for closing Carlisle Avenue and constructing a four-story building that will link Bldg. 402 with Bldg. 499. Other current improvements include a new pedestrian entrance to Bldgs. 413 and 414. This entrance design will be repeated for Bldg. 497.



Sketch of completed improvements to Bldg. 413



Artist's rendition of new four-story building at Carlisle Avenue



Proposed campus improvements looking south

4.3 ANALYSIS AND RECOMMENDATIONS - MID & WEST SIDE

4.3.6 PHILLIPS LABORATORY - AREA #11

BLDG. 323 - HIGH ENERGY MICROWAVE LAB

This high-bay structure represents an excellent example of how to reduce building scale by visually breaking up the building facade into smaller massing elements. This has been cleverly accomplished by multi-colored geometric patterns in the stucco facade and the introduction of a projecting fascia to establish human scale.

CONCERN

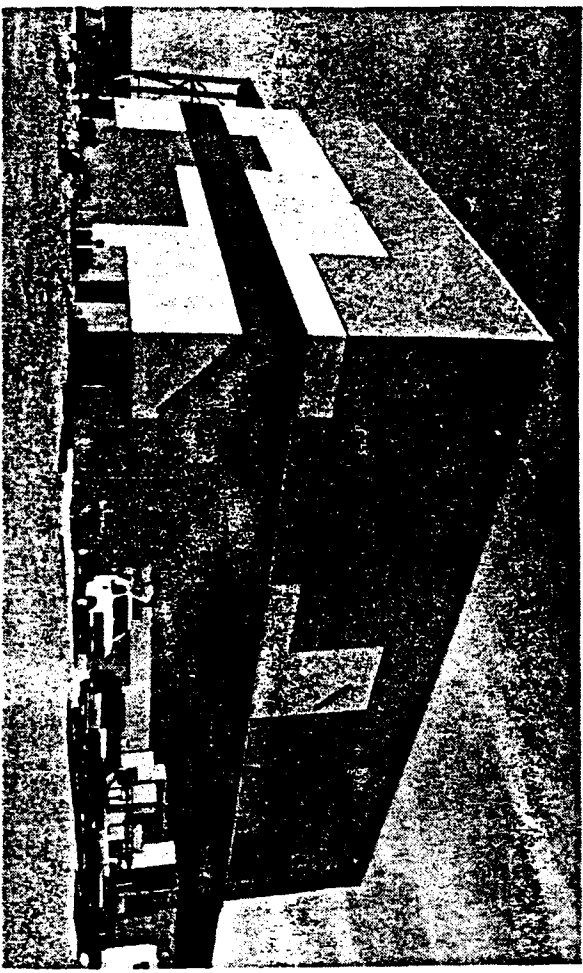
- *Too many colors were used in the geometric pattern.*

RECOMMENDATION

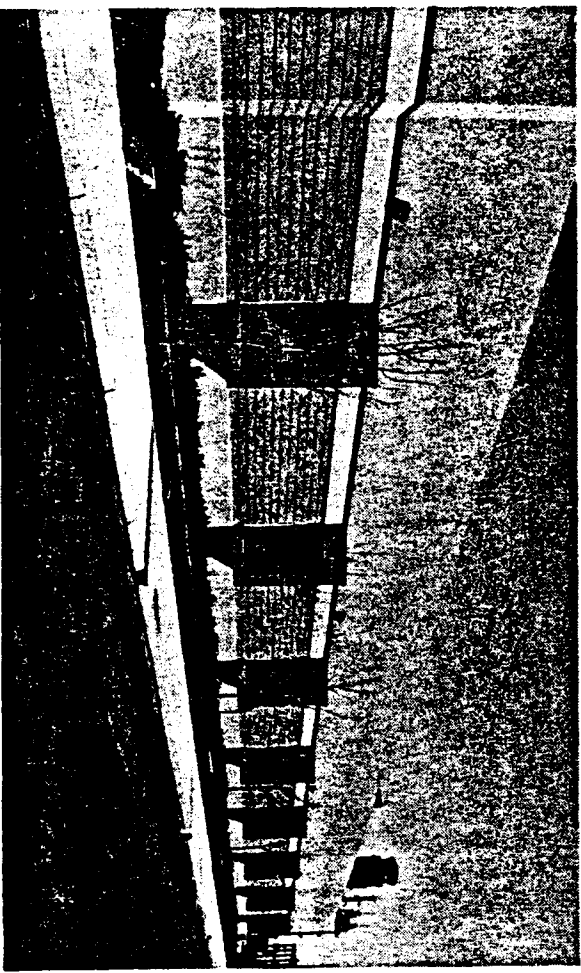
- *When colors fade and require repainting, limit the color pallet to three colors.*

BLDG. 422 - OPTIC BEAM DEVELOPMENT

The design of this building very effectively combines materials, geometry, texture and colors. The design solution also responds to total environmental concerns, which has been accomplished by projecting the windows away from the harsh sun. The resulting fenestration pattern establishes a strong rhythm on the wall close to the street. The tree planting pattern mirrors the window spacing. The building proportions, along with the red accent band establishes a design standard for this area.



Bldg. 323, viewed from Carlisle Avenue looking northwest



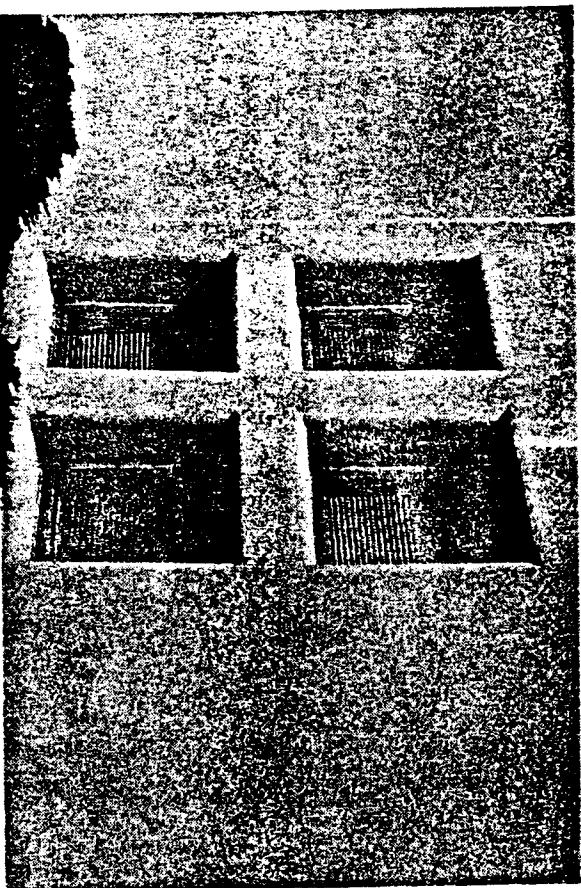
Bldg. 422 viewed from Kirtland Drive looking southeast

5.0 DESIGN GUIDELINES

The following sections provide specific recommendations and offers guidance for designing base structures concerning:

- Elements of Good Design
- Representative Examples of Compatibility
- Landscape Architecture
 - Approved Plant List
- Architectural Themes
 - Screening
 - Signage
 - Parking Lots
 - Pavilions/Storage Sheds
 - Exterior Lighting
 - Miscellaneous Concerns
- Summary

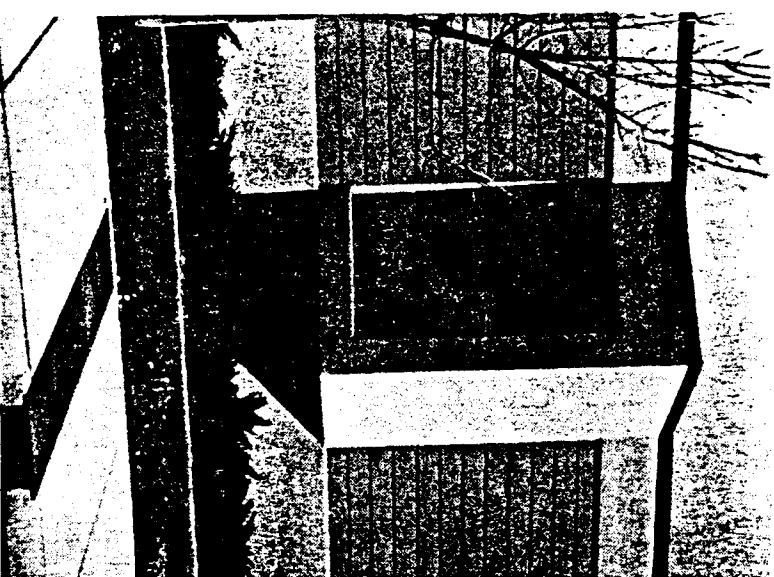
5.1 ELEMENTS OF GOOD DESIGN



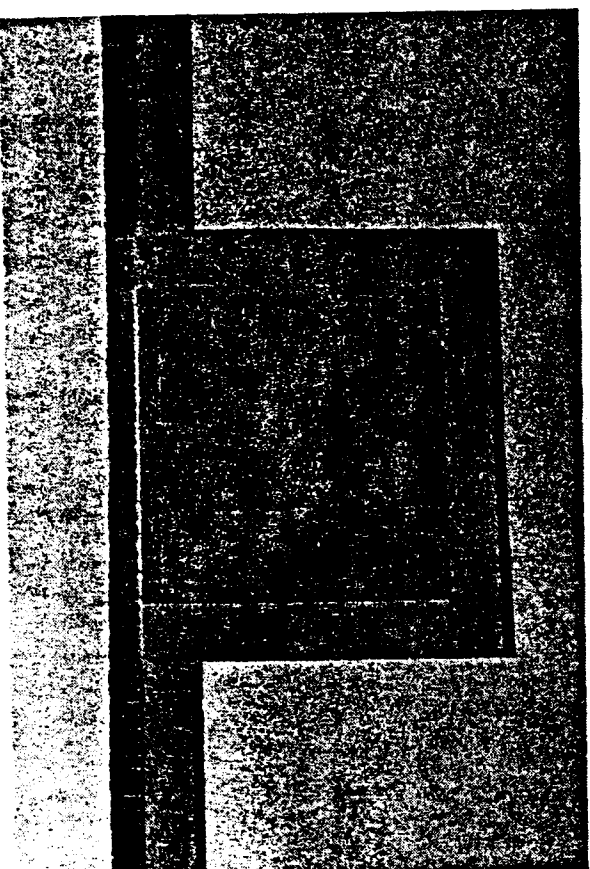
Window grouping at Commissary-note deep shadows



Window group with ornate header at Bldg. 22000

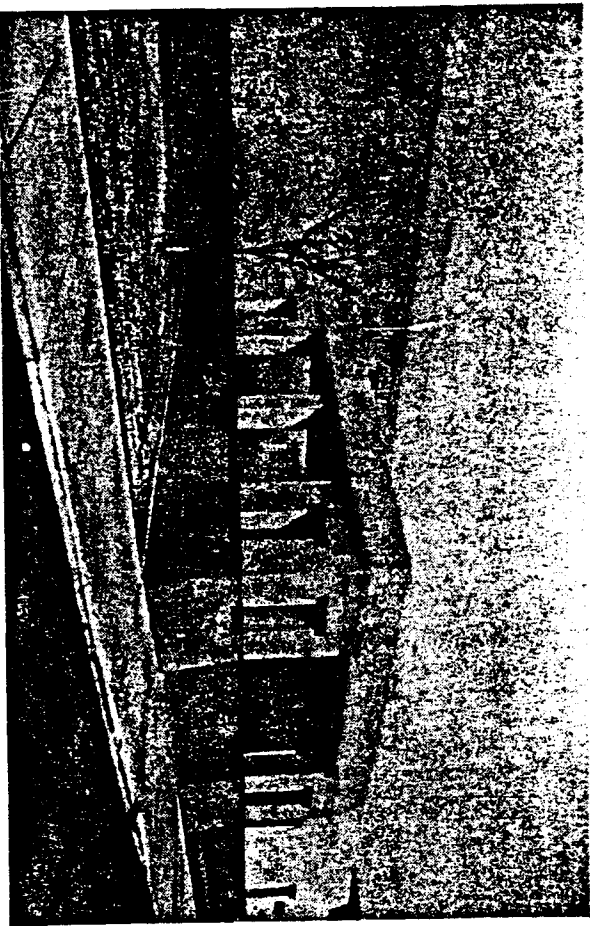


Windows projection at Bldg. 422

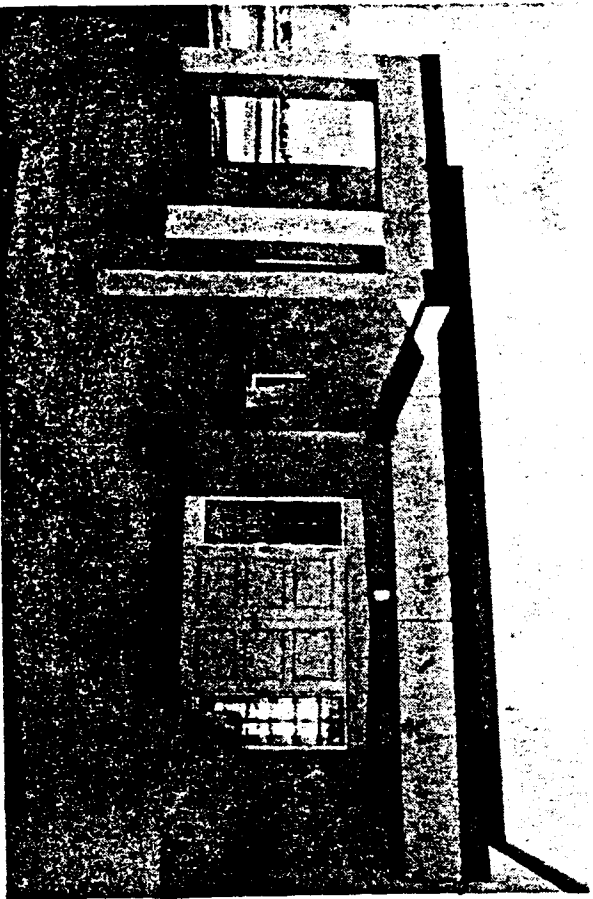


Recessed stucco window trim at Bldg. 20201

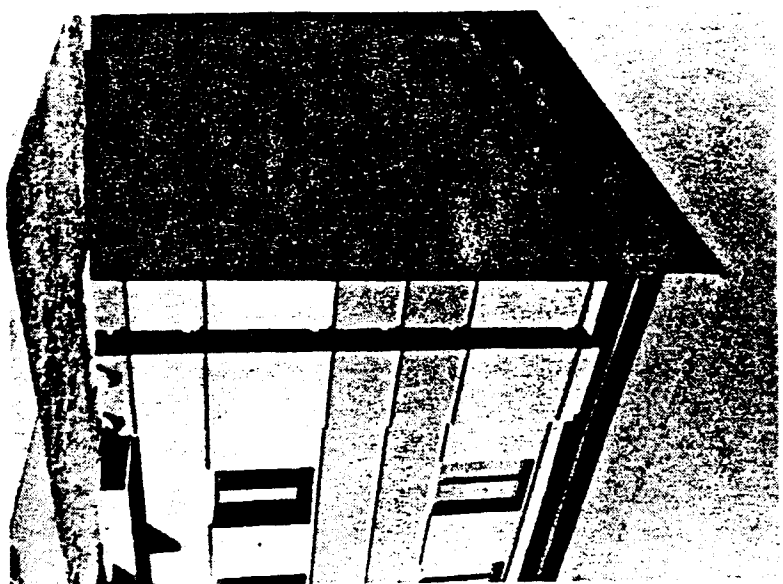
5.1 ELEMENTS OF GOOD DESIGN



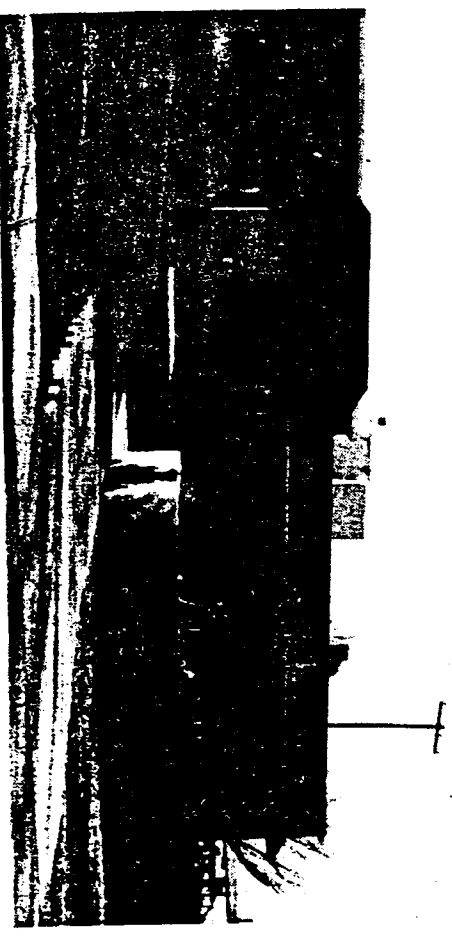
Spanish/Pueblo Entrance at Bldg. 20129



Framing an entrance to a small building at Bldg. 22016

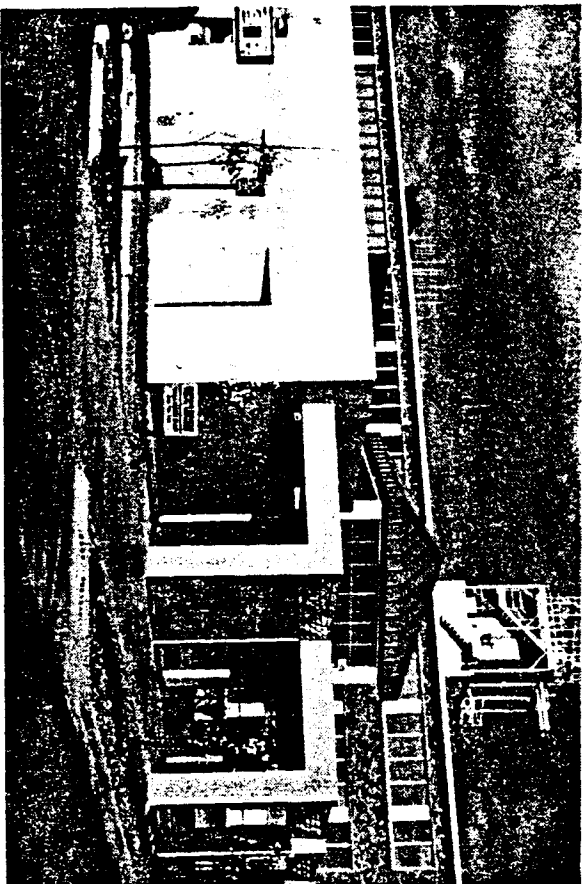


Stucco details of wall and fascias at Bldg. 499

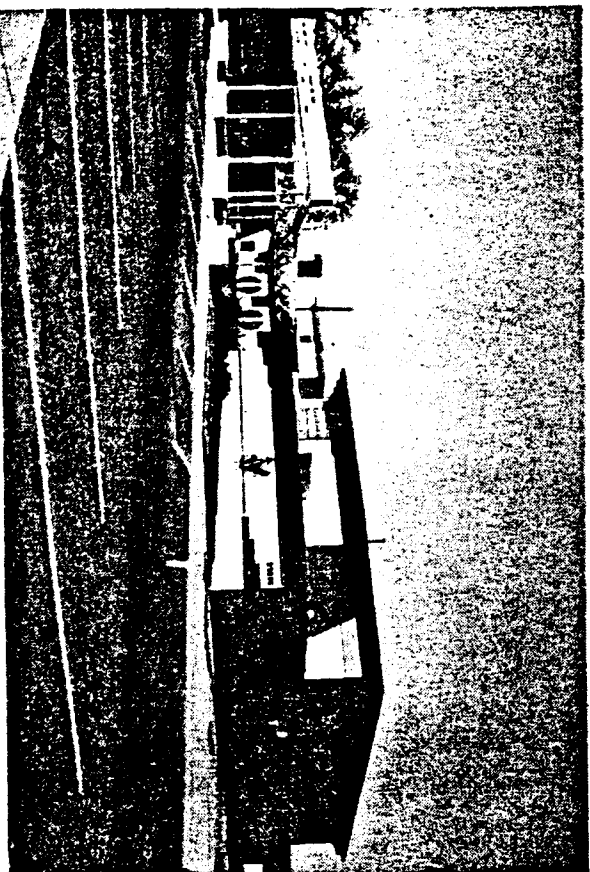


Integrated handicapped ramp & planter at Bldg. 20204

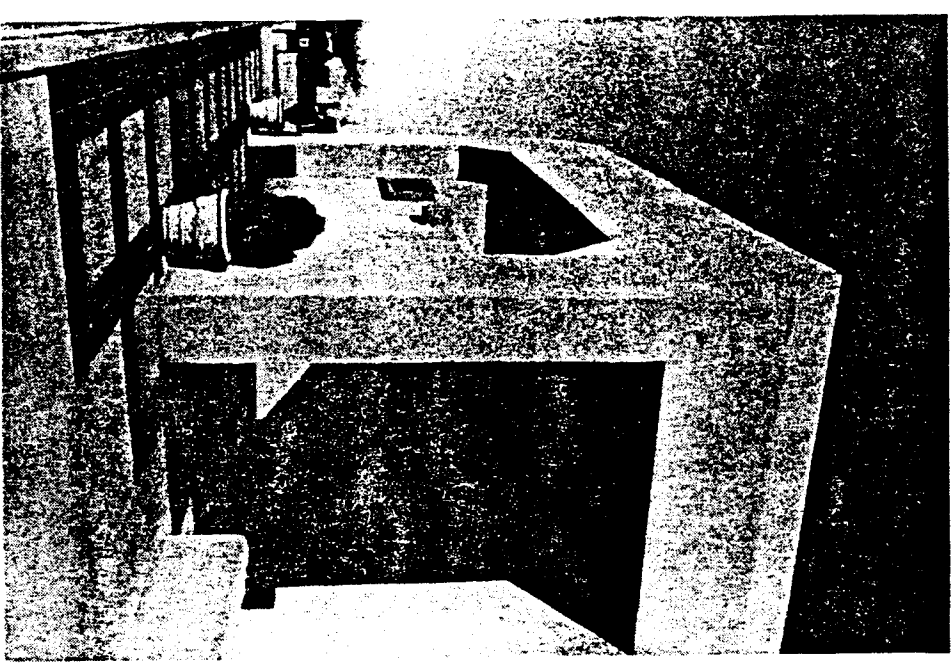
5.1 ELEMENTS OF GOOD DESIGN



Pedestrian entry design at Sandia Gate



Entrance detail and stucco fascia on Bldg. 20225

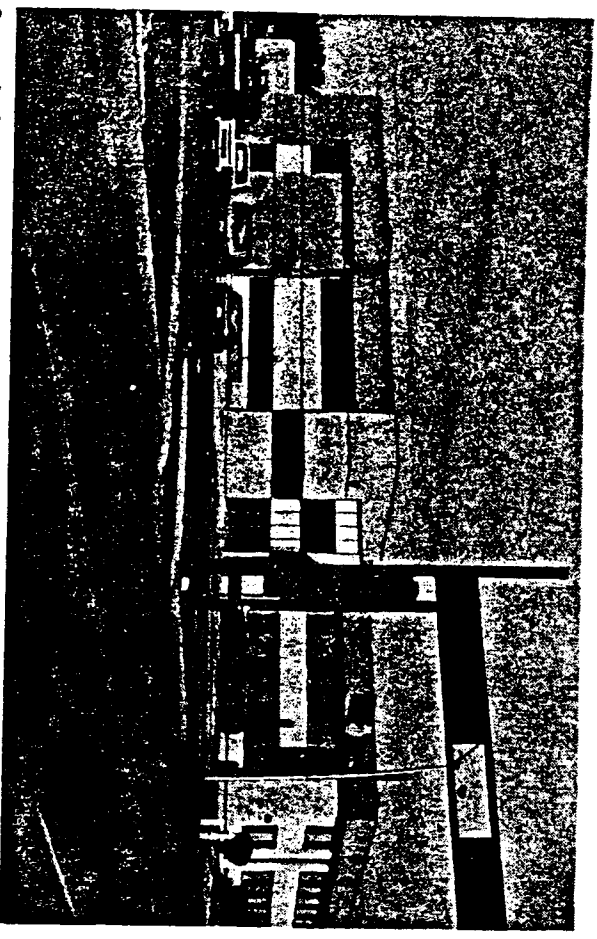


Well designed brick paved entrance at BX

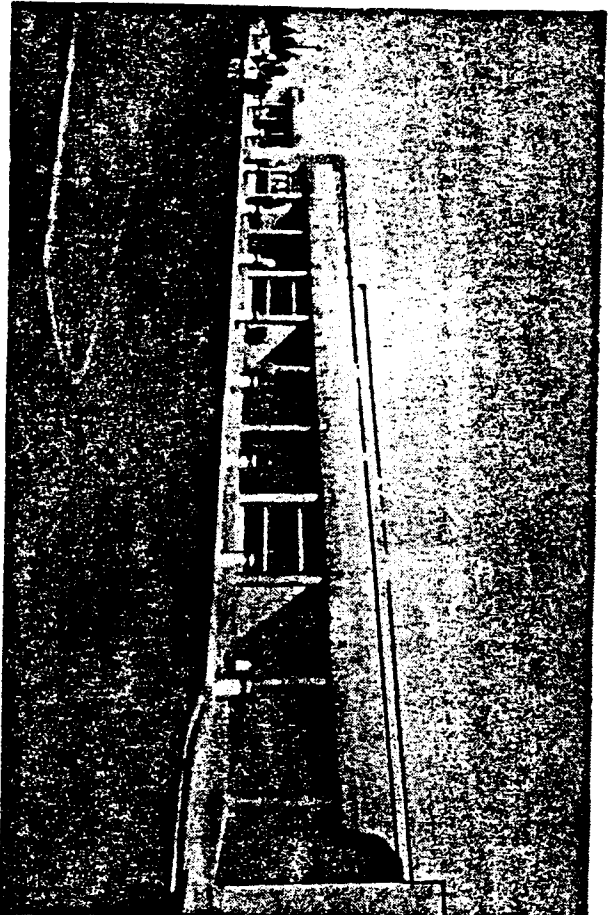
5.2 REPRESENTATIVE EXAMPLES OF COMPATIBILITY



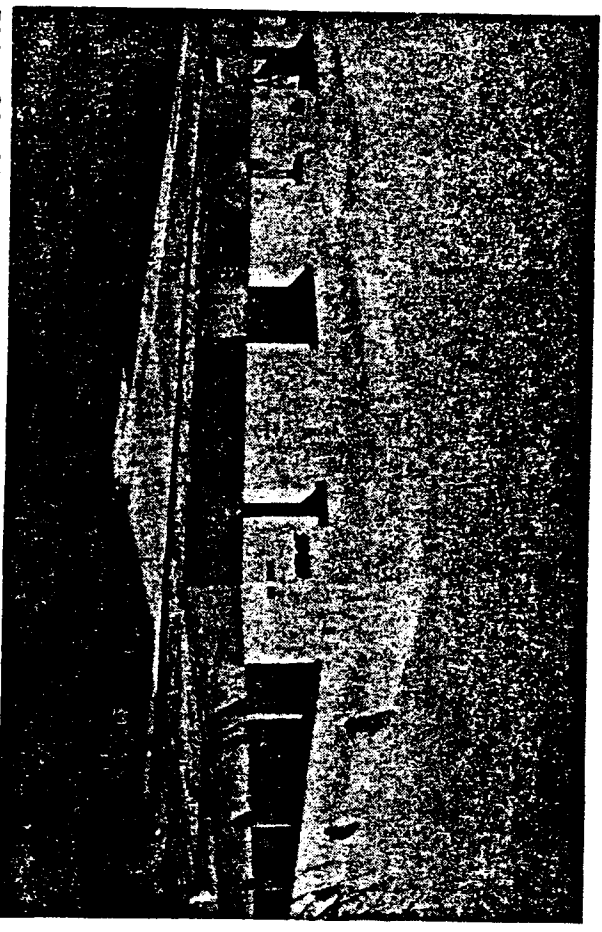
Area 1, Bldg. 20201 - CBPO Remodeling Project



Area 1, Bldg. 30130 - Integrating existing with new remodeling



Area 2, Bldg. 20180 - Commissary



Bldg. 20129 serves as a transition from Area 1 to 2